003.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	944,600 / 944,600
					USE VALUE:	944,600 / 944,600
					ASSESSED:	944,600 / 944,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-37A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLEGRINO FRANK J/TRUSTEE
Owner 2:	KPSND PELLEGRINO FAMILY TRUST
Owner 3:	
Street 1:	109 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PELLEGRINO FRANK J -
Owner 2:	-
Street 1:	37 MAGNOLIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Aluminum Exterior and 2666 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	512,600		432,000	944,600
Total Card	0.092	512,600		432,000	944,600
Total Parcel	0.092	512,600		432,000	944,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.38 /Parcel: 354.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3418

GIS Ref

GIS Ref

Insp Date 08/26/17

!340!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	512,600	0	4,000.	432,000	944,600		Year end	12/23/2021
2021	104	FV	489,000	0	4,000.	432,000	921,000		Year End Roll	12/10/2020
2020	104	FV	488,800	0	4,000.	432,000	920,800	920,800	Year End Roll	12/18/2019
2019	104	FV	380,300	0	4,000.	459,000	839,300	839,300	Year End Roll	1/3/2019
2018	104	FV	380,300	0	4,000.	334,800	715,100	715,100	Year End Roll	12/20/2017
2017	104	FV	334,200	0	4,000.	291,600	625,800	625,800	Year End Roll	1/3/2017
2016	104	FV	334,200	0	4,000.	248,400	582,600	582,600	Year End	1/4/2016
2015	104	FV	297,400	0	4,000.	243,000	540,400	540,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:22:25

LAST REV

Date	Time
09/13/17	11:34:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELLEGRINO FRAN	53835-281		11/16/2009	Family	1	No	No		
DEMERS ROLAND	26256-435		4/25/1996		30,000	No	No		A

USER DEFINED

Prior Id # 1:	3418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2014	1547	Re-Roof	11,500					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
3/28/2000	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	267	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10219634
Const Adj.:	1.01959801
Adj $ / SQ:	202.283
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696425
Depreciation:	183856
Depreciated Total:	512568

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

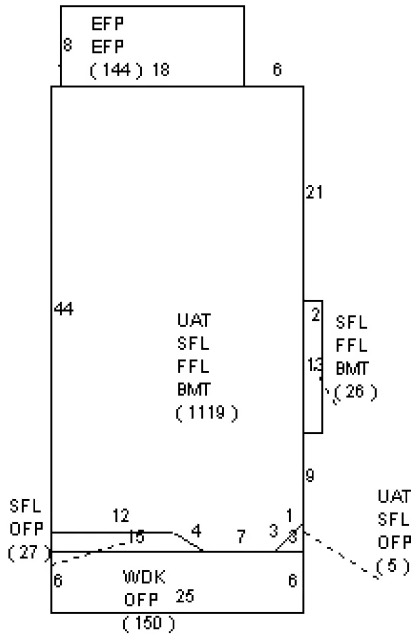
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.28
Special Features:	0	Val/Su Net:	117.35
Final Total:	512600	Val/Su SzAd	220.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,177	202.280	238,088
BMT	Basement	1,145	72.520	83,034
FFL	First Floor	1,145	202.280	231,615
EFP	Enclos Porch	288	37.400	10,770
UAT	Upper Attic	281	80.910	22,737
OFP	Open Porch	182	26.070	4,744
WDK	Deck	150	12.910	1,937
	Net Sketched Area:	4,368	Total:	592,925
Size Ad	2322	Gross Area	5211	FinArea 2666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: